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REPRODUCTION COST OF ONE-STORY BRICK VENEER HOUSES

IN our recent Appraisal Bulletins we have presented a more detailed method of estimating building costs than using a simple unit cost per square foot or per cubic foot. This alternate method, somewhat more accurate, consisted of estimating separately the construction costs of the three main portions of the building:

1. The cost of the outside walls.
2. The cost of the interior partitions and the horizontal surfaces (including the roof).
3. The cost of the service and accessory items.

For this bulletin we have prepared reproduction cost estimates for a one-story brick veneer house as described in the specifications on the following page.

There is, however, a significant departure from the above three items in this cost breakdown. We have again attempted to segregate the various costs into three groups, but this time costs are related to:

1. Outside wall perimeter.
2. Total interior floor area.
3. Fixed cost items.

From an analysis of the detailed material and labor costs of this house, we have shown separately all of those features which will cost the same regardless of the size or shape of the house. These "fixed cost" items include the fireplace, the chimney, bathroom tile work, two outside doors and their trim, basement stairs, kitchen sink, three bathroom fixtures, kitchen and medicine cabinets, and several miscellaneous hardware items. For the house as specified, the material, labor and overhead for these items totaled \$2,100.

The exterior wall cost has again been figured separately to account for irregularly shaped houses with large perimeters. The remainder of the total cost of the house is based on the square feet of ground area covered, and is called "all other costs" on the graph on page 197.

GENERAL DESCRIPTIVE SPECIFICATIONS

Foundation and basement - Full basement with $2\frac{1}{2}$ " concrete floor, 12" concrete walls.

Exterior walls - 4" brick veneer with 1" air space between brick veneer and wood sheathing.

Interior walls - 3-coat plastering over rock lath or expanded metal lath.

Roof - Gabled roof with asphalt shingles; roof rafters and ceiling joists 2" x 6", spaced 16" c to c.

Floors - Finished floors of select red oak; floor joists 2" x 10" spaced 16" c to c.

Plumbing - One 3-fixture tiled bathroom; 60" kitchen sink; $\frac{1}{2}$ " copper water tubing (beyond foundation $\frac{3}{4}$ "; 4" vitrified tile sewer pipe.

Heating - Forced circulation, combination furnace and blower, automatic humidifier, necessary leads and returns of 26-gauge galvanized steel.

Other - Chimney and fireplace, built-in kitchen cabinets, 4 inches of insulation on ceiling and in exterior walls, basement stairs, 3 coats of paint on all woodwork, complete electrical installation (not including fixtures).

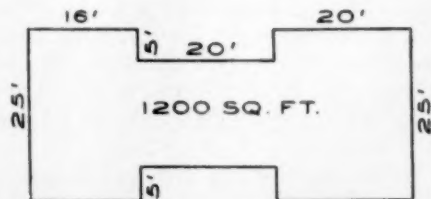
Let us examine two houses with the same floor area and cubic content, but with entirely different shapes. Building A has a perimeter of 140' and building B a perimeter of 182'. Reading from the graph we find that the buildings have the following estimated total reproduction costs:

	Building A	Building B
Exterior walls	\$ 4,800	\$ 6,150
All other costs	<u>9,750</u>	<u>9,750</u>
Total cost	\$14,550	\$15,900

BUILDING "A"

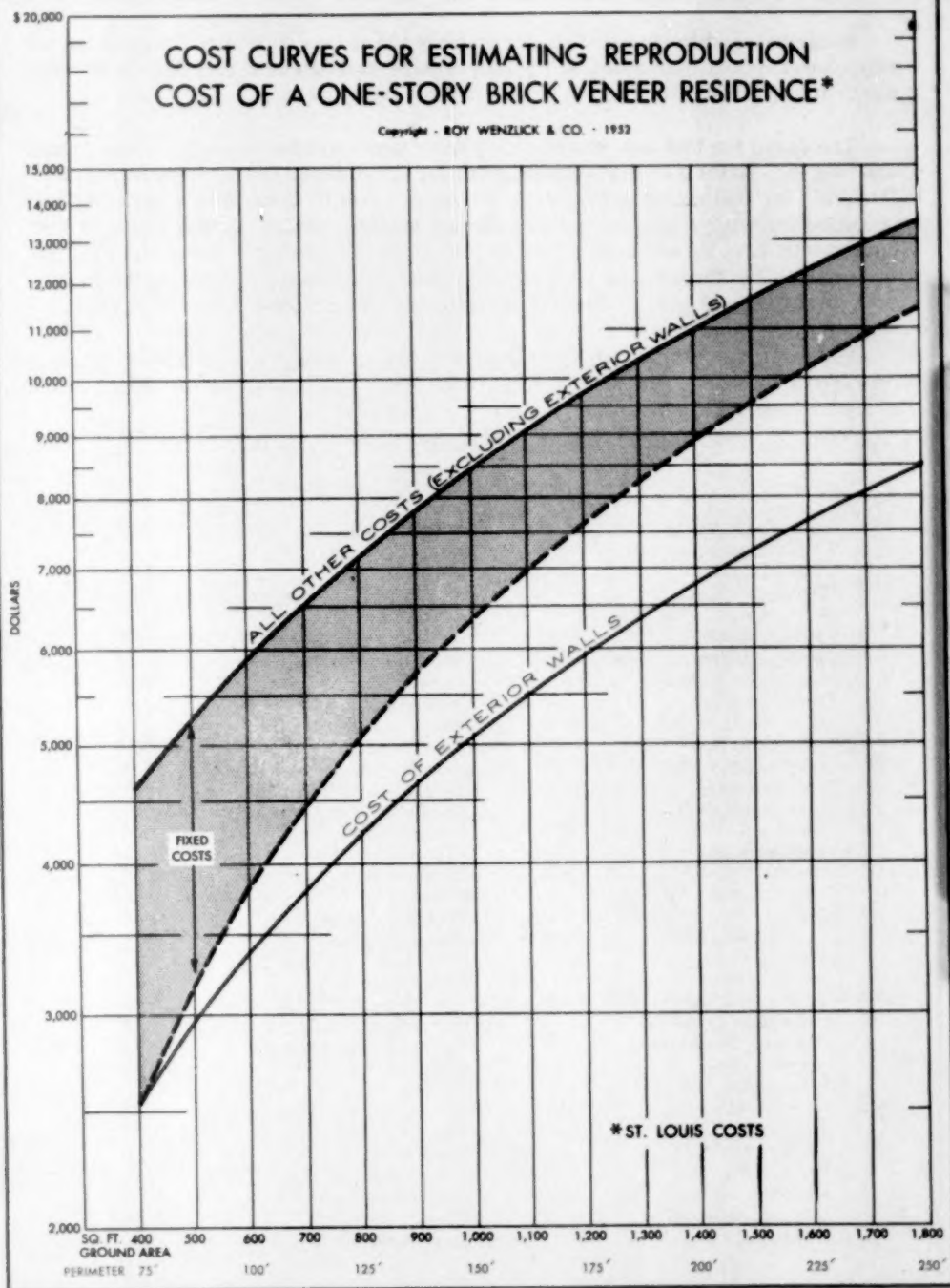


BUILDING "B"



COST CURVES FOR ESTIMATING REPRODUCTION COST OF A ONE-STORY BRICK VENEER RESIDENCE*

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It can be readily seen that the irregularly shaped house B should have a higher reproduction cost than house A. If only square foot or cubic foot unit costs were used, this \$1,350 difference in cost would not be apparent.

The costs for this one-story brick veneer house are based on St. Louis prices and wages. Materials and workmanship are considered to be of average grade. Probably for the houses with over 1,500 square feet of floor area a factor should be added for better quality materials and workmanship. Also, these larger houses will have an additional bath or lavatory. To the fixed costs add \$700 for the extra full bathroom and \$400 for the lavatory. (These figures do not represent total costs as part of the cost is reflected in the cost for the floor area.)

For your convenience we have prepared the following table showing the percentages above or below the St. Louis cost in 71 cities for this one-story brick veneer house.

PERCENTAGES ABOVE OR BELOW ST. LOUIS COST

Akron, Ohio	+ 2.8%	Los Angeles, Calif.	- 8.5%
Albany, N. Y.	- 3.8	Louisville, Ky.	-12.3
Allentown, Pa.	0.0	Madison, Wisc.	- 4.7
Atlanta, Ga.	-17.1	Manchester, N. H.	-15.1
Austin, Tex.	- 2.8	Memphis, Tenn.	-13.2
Baton Rouge, La.	-15.1	Miami, Fla.	-19.9
Birmingham, Ala.	-10.4	Milwaukee, Wisc.	- 4.7
Boise, Idaho	-10.4	Minneapolis, Minn.	- 3.8
Boston, Mass.	- 3.8	Nashville, Tenn.	-12.3
Bridgeport, Conn.	+ 2.8	Newark, N. J.	+ 6.6
Burlington, Vt.	0.0	New Haven, Conn.	+ 5.7
Charleston, W. Va.	- 8.5	New Orleans, La.	- 6.4
Charlotte, N. C.	-23.6	New York, N. Y.	+ 5.7
Chattanooga, Tenn.	-21.7	Norfolk, Va.	-17.9
Chicago, Ill.	0.0	Oakland-San Francisco, Calif.	- 8.5
Cincinnati, Ohio	- 4.7	Oklahoma City, Okla.	- 5.6
Cleveland, Ohio	- 1.9	Omaha, Nebr.	- 6.6
Columbus, Ohio	- 6.6	Philadelphia, Pa.	- 4.7
Dallas, Tex.	- 6.6	Phoenix, Ariz.	-10.4
Dayton, Ohio	0.0	Pittsburgh, Pa.	+ 6.6
Denver, Colo.	-10.4	Portland, Maine	- 9.4
Des Moines, Iowa	+ 0.9	Portland, Oreg.	-16.0
Detroit, Mich.	- 1.9	Providence, R. I.	- 1.9
Duluth, Minn.	- 2.8	Richmond, Va.	-20.8
Fort Wayne, Ind.	- 3.8	Rochester, N. Y.	- 1.0
Grand Rapids, Mich.	- 8.5	ST. LOUIS, MO.	0.0
Hartford, Conn.	+ 2.8	Salt Lake City, Utah	-10.4
Houston, Tex.	-10.4	Savannah, Ga.	-22.7
Indianapolis, Ind.	- 2.8	Seattle, Wash.	-11.3
Jackson, Miss.	-15.1	Shreveport, La.	-12.3
Jacksonville, Fla.	-18.9	Tampa, Fla.	- 3.8
Jersey City, N. J.	- 1.0	Trenton, N. J.	+10.4
Kansas City, Mo.	- 3.8	Tulsa, Okla.	-10.4
Knoxville, Tenn.	-14.2	Washington, D. C.	- 8.5
Lincoln, Nebr.	- 9.4	Wichita, Kans.	- 8.5
Little Rock, Ark.	-17.0	Youngstown, Ohio	+ 2.8